



PLANNING COMMISSION

MINUTES

November 18, 2009

7:30 P.M.

**CITY OF FREDERICKSBURG
715 PRINCESS ANNE STREET
COUNCIL CHAMBERS**

COMMISSION MEMBERS

**Roy McAfee, Chair
Dr. Roy Gratz, Vice-Chair
Susan Spears, Secretary
Ricardo Rigual
Edward Whelan, III
Vic Ramoneda
Berkley Mitchell, Absent**

CITY STAFF

**Ray Ocel, Director of Planning
Kevin Utt, B&DS**

1. CALL TO ORDER

The November 18, 2009 Planning Commission meeting was called to order at 7:30 p.m. by Chairman Roy McAfee.

2. PLEDGE OF ALLEGIANCE

3. ADOPTION OF MINUTES

- May 13, 2009 Work Session Minutes
- June 17, 2009 Work Session Minutes
- July 29 2009 Work Session Minutes
- September 20, 2009 Work Session Minutes
- October 28, 2009 Regular Meeting Minutes

All of the above minutes were unanimously approved as written.

PUBLIC HEARING ITEMS

- 4. STPN2009-03:** Surgi-Center of Central Virginia – Request for Site Plan approval for the proposed new construction of a 2-story Medical Office Building consisting of 42,692 square feet on 2.5 acres, Tax Map 57-A-PC, located at the corner of Dixon Street and Beulah Salisbury Drive, Zoned C-H.

Mr. Ocel informed Commissioners that this is only the third site plan that has come before them in 2009, indicative of the economic climate.

Mr. Utt presented the application and distributed two additional documents. One of which was an aerial photo of the Dixon Park area and the other an exhibit that will be submitted to City Council.

Dr. Gratz asked how many parking spaces are planned on City Property.

Mr. Utt said he was not sure of the exact number at this time but that the applicants will enter into an agreement to utilize the existing parking at Dixon Park and an asphalt trail will connect the two parking areas.

Dr. Gratz said he was concerned about safety issues for those that may be walking to their cars after dark and asked if that area would be lighted.

Mr. Utt said there is no proposed lighting at this time and noted that Dixon Park closes at dusk.

Dr. Gratz said he still has concern of employees and/or visitors that may not leave the Surgi-Center until dark, such as this time of year when it is dark at 5:00 p.m.

Mr. Utt said perhaps the applicants can address that issue when they are called upon.

Mr. Whelan asked if the tennis courts that are proposed are located on City property.

Mr. Utt said they are actually sand volleyball courts that are proposed for Dixon Park and will not impede upon the Surgi-Center.

Mr. Ocel said he did not know the exact amount of overflow parking that would be utilized and confirmed that all *required* parking will be on the Surgi-Center site. He also clarified that the facility will only be operating until approximately 5:00-6:00 p.m.

Mr. Rigual asked that since the Surgi-Center would be utilizing parking at Dixon Park for overflow parking if Dixon Park in-turn will be permitted to utilize the Surgi-Center parking when events are being held at the park.

Mr. Utt said he believed it would work both ways but that the final agreement had not been determined.

Mr. McAfee asked Mr. Utt to explain the sidewalk connections and asked if there would be a sidewalk in front of the Surgi-Center.

Mr. Utt explained changes that would be made and said there would indeed be a sidewalk in front and that the Surgi-Center will be accomplishing all the work that needs to be done.

Mr. Mike Adams, representing GFA Holdings (Applicant) said there would be shared parking in that it would work both ways in allowing overflow parking for both the Surgi-Center and Dixon Park. He said that although they do not *anticipate* using City property they wanted to have an agreement in place in case the needs arises. He said they would install an asphalt pathway to connect the two parking areas and that there would be lighting on the rear side of the building that will illuminate that pathway area. He said they have been extremely conscious to ensuring the two properties blend as much as possible.

Mr. Adams presented three renderings of the elevations

- View from Dixon Street
- Second floor atrium looking out and onto Dixon Street
- Second floor atrium looking toward the back of the building

Mr. Ramoneda asked if plans were in place for additional trash receptacles if the need was to arise and shared parking becomes a necessity.

Mr. Adams said they do not anticipate needing additional receptacles but would address it if it becomes an issue.

There was no public comment on this item.

Mr. McAfee closed the public hearing on this item.

5. Zoning Ordinance Text Amendment - Reducing the maximum administrative costs that may be guaranteed through a Subdivision improvements bond, to conform the City Code to changes in the Virginia Code made by the Virginia General Assembly 2009, by amending City Code Chapter 78, Article IV "Subdivisions, Section 78-1279".

Mr. Utt presented the text amendment language and noted that the change is mandated by the General Assembly.

Mr. Ramoneda asked if 10% as the new maximum is more reasonable.

Mr. Utt said they previously used the maximum of 25% but that 10% should be sufficient.

Mr. McAfee clarified that the reduction from 25 percent to 10 percent was the only change.

Mr. Utt said this was correct.

There was no public comment on this item.

Mr. McAfee closed the public hearing on this item.

UNFINISHED BUSINESS/ACTION ITEMS

6. **STPN2009-03:** Surgi-Center of Central Virginia – Request for Site Plan approval for the proposed new construction of a 2-story Medical Office Building consisting of 42,692 square feet on 2.5 acres, Tax Map 57-A-PC, located at the corner of Dixon Street and Beulah Salisbury Drive, Zoned C-H.

There was no further discussion on this item.

Mr. Ramoneda made a motion to approve STPN2009-03 (Surgi-Center of Central Virginia).

Ms. Spears seconded the motion.

Motion carried unanimously by a vote of 6 – 0.

Mr. McAfee said he anticipates that there may be some signaling issues in the area in the future.

7. **Zoning Ordinance Text Amendment** - Reducing the maximum administrative costs that may be guaranteed through a Subdivision improvements bond, to conform the City Code to changes in the Virginia Code made by the Virginia General Assembly 2009, by amending City Code Chapter 78, Article IV "Subdivisions, Section 78-1279".

There were no additional comments on this item.

Mr. Rigual made a motion to recommend approval of the Zoning Ordinance Text Amendment.

Dr. Gratz seconded the motion.

Motion carried unanimously by a vote of 6 – 0.

OTHER BUSINESS

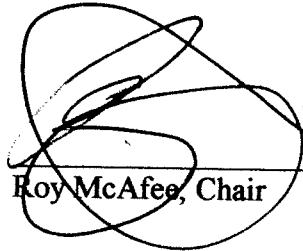
8. Planning Commissioner Comments

- Mr. Rigual referenced the Historic Preservation Plan and asked if there had previously been a decent turnout by the public to comment on the Plan.
 - Mr. McAfee said that it was his opinion that it was not well attended and that approximately 23 people attended, which included staff and task force members.
- Mr. McAfee suggested adding the Bylaws Ad Hoc Subcommittee meeting at the end of the next work session. He asked when the next work session would be scheduled.

9. Planning Director Comments

- Mr. Ocel noted that there is currently one item that *may* or may not come before the Commission for its regularly scheduled December 9th meeting. He said he would be communicating with the City Manager to determine if the application is ready to move forward.
- Mr. Ocel noted that he had distributed a copy of the Preservation Plan at the beginning of the meeting this evening. He said the City council has sent this back to the Planning Commission. Currently, staff is reviewing and will present comments to the Task Force at a meeting scheduled for November 30th. He said that sometime in December the Planning Commission will meet with the Task Force to discuss the Plan, which will also be attended by the ARB. After that, the next work session will be scheduled between January and March. He noted that Mr. Kelly desires to have the Plan approved by the end of his term on Council. Mr. Ocel said the possible dates for a work session would be December 8, 10, 16, 17. He also suggested that they could meet on their regular meeting day of December 9th.
- Mr. McAfee asked the recording secretary to place the By Laws Ad Hoc Subcommittee meeting on the December 9th agenda.
 - Mr. Ocel said that there would be enough time for advertising requirements to be met for the Ad Hoc Subcommittee meeting on December 9th since it would not be a public hearing.

MEETING ADJOURNED


 Roy McAfee, Chair